

COUNTY OF YORK

MEMORANDUM

DATE: May 5, 2005 (BOS Mtg. 5/17/05)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. UP-656-05, York County Little League

ISSUE

This application requests a Special Use Permit (SUP), pursuant to Sections 24.1-115(d)(3) and 24.1-306 (Category 7, Use 8) of the Zoning Ordinance, to authorize an amendment of Special Use Permit UP-417-91, granted on January 16, 1992 for the addition of a second baseball field at Zook Field, located at 110 Cook Road and further identified as Assessor's Parcel No. 24-40D. The amendment requests the addition of eight 60-foot high stadium-type (multi-fixture) light poles surrounding the two existing ball fields and use of the facility after dusk. The property is located at the northeast quadrant of the intersection of George Washington Memorial Highway (Route 17) and Cook Road (Route 704).

DESCRIPTION

- Property Owner: York Community Center Inc.
- Location: 110 Cook Road (Route 704)
- Area: Approximately 7.03 acres
- Frontage: Approximately 118 feet on Cook Road
- Utilities: The property is currently served by public water and sewer
- Topography: Flat
- 2015 Land Use Map Designation: Medium-Density Residential
- Zoning Classification: R20 – Medium density single-family residential
EMA – Environmental Management Area overlay
- Existing Development: Two baseball fields

- Surrounding Development:

North: Single-family detached residential
East: Vacant, single-family detached residential
South: Single-family detached residential, child daycare, 7-11 beyond Cook Road/Route 17 intersection
West: Single-family detached residential, church

- Proposed Development: Addition of lighting and evening use of existing ball fields

CONSIDERATIONS/CONCLUSIONS

1. This property was the subject of a SUP (UP-417-91) approval, granted by the Board of Supervisors on January 16, 1992 for the addition of a second ball field. Copies of Resolution R92-7 and the associated sketch plan are attached. The second ball field was constructed sometime prior to 1994 without benefit of County site plan approval.
2. Approval conditions mandated by the original SUP included a 20-foot setback from side property lines, a 25-foot setback from the rear property line, a 25-foot setback for all parking facilities, screening for abutting residential properties, use of the facility only during daylight hours, and redevelopment of the existing driveway in accordance with Virginia Department of Transportation (VDOT) commercial entrance standards.

The second ball field was constructed in accordance with the required setback limits. Screening was not installed as required by the SUP conditions. The Cook Road entrance to the facility was reconstructed to VDOT commercial entrance standards during the past year. A proposed approval condition addresses screening of the facility where it abuts residential areas.

3. Parking facilities as shown on the SUP sketch plan were not constructed. A gravel area at the end of the facility's main driveway is currently used for parking. According to County Parks and Recreation Division staff, a minimum of 60 parking spaces per playing field would be required in the case of back-to-back games on each field. A proposed approval condition addresses this need.
4. The SUP amendment request includes installation of stadium-type lighting and use of the facility after dusk. The applicant's lighting plan indicates a total of eight 60- to 70-foot high light posts surrounding the two ball fields. Section 24.1- 260(f) of the Zoning Ordinance allows modifications to full cut-off luminaire requirements "Upon finding that the outdoor luminaire or system of outdoor luminaires required for a baseball, softball, football, soccer or other athletic field cannot reasonably comply with the standard and provide sufficient illumination of the field for its safe use." According to the applicant's plans, lighting intensity ranges between 0.02 and 10.11 foot-candles along the southwestern property line. The closest occupied dwellings, 102 and 106 Cook Road, are located approximately 200 and 300 feet, respectively,

from this property line. Estimated lighting intensity would drop to 0.00 foot-candles within 20 feet of the property line on 102 Cook Road and within 60 feet of the property line on 106 Cook Road.

5. In order to minimize impacts on abutting residential properties, I am recommending approval conditions to require shielded lighting fixtures as shown in the lighting specifications submitted by the applicant (copy attached). Additionally, I am recommending an approval condition that would preclude operation of the facility between the hours of 10:00 P.M. and 8:00 A.M.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its regular meeting on April 13, 2005. Three adjacent property owners spoke to raise concerns regarding enforcement of hours of operation and assurance of safeguards for wetlands protection. Correspondence was received from one adjacent property owner requesting assurance of litter control on the property. The applicant's representative spoke and emphasized that litter would be picked up following each use of the fields, and lighting limitations would be adhered to. Following the public hearing, the Commission voted 5:0 (Messrs. Davis and Simasek absent) to recommend approval.

COUNTY ADMINISTRATOR'S RECOMMENDATION

Currently, the County does not have sufficient youth baseball facilities to accommodate the number of patrons desiring to participate. This is one of the factors prompting the Board's plans to construct at least five new baseball fields on Newport News Waterworks property off of Oriana Road. However, the additional fields will not be available for several more years. Installation of lighting on the subject fields would extend daily playing time and help to alleviate current shortages of youth baseball facilities in the County. Therefore, based on the considerations outlined above, I recommend that the Board approve this application. This can be accomplished through the adoption of proposed Resolution No. R05-82.

Carter/3337:AMP

Attachments:

- Excerpt from Planning Commission minutes, April 13, 2005
- Zoning Map
- Applicant's existing conditions plan
- MUSCO, Inc. illumination summary
- Lighting plan foot-candle detail
- BOS Resolution R92-7
- UP-417-91 sketch plan
- Proposed Resolution No. R05-82